

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 20, 2005**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 20, 2005, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. ARNOLD S. CORRADINO, SP 2005-PR-028 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on errors in building locations to permit addition to remain 8.0 ft. from one side lot line and 8.1 ft. from other side lot line, stoop to remain 3.7 ft., deck (patio) 3.4 ft. and accessory structure (play equipment) 4.0 ft. from side lot line and accessory storage structure to remain 3.7 ft. from side and 4.1 ft. from rear lot lines. Located at 2843 West George Mason Rd. on approx. 6,250 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((4)) 132.
- DH
Approved
- 9:00 A.M. HOSSEIN FATTAHI, VC 2004-PR-037 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 6.5 ft. from side lot line. Located at 8723 Litwalton Ct. on approx. 13,789 sq. ft. of land zoned R-4. Providence District. Tax Map 39-3 ((28)) 5A. (Decision deferred from 5/25/04, 7/20/04, 1/25/05, and 5/3/05)
- MS
Decision
Deferred to
2/7/06 at
appl. req.
- 9:00 A.M. TRUSTEES OF PEACE EVANGELICAL LUTHERAN CHURCH, SPA 98-M-050 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-050 previously approved for a church to permit a correction in building height. Located at 6363 Lincolnia Rd. on approx. 4.41 ac. of land zoned R-3. Mason District. Tax Map 72-1 ((1)) 52; 72-1 ((7)) 109 and 110.
- SV
Admin.
Moved to
11/8/05 at
appl. req.
- 9:30 A.M. BATAL CORBIN, LLC, A 2005-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the order contained in a February 10, 2005, Notice of Violation directing the appellant to immediately cease all development activities until such time as legislative action is secured from the Board of Supervisors to resolve the violation. Located at 2346 Gallows Rd. on approx. 7.69 ac. of land zoned R-2. Providence District. Tax Map 39-4 ((1)) 26. (Admin. moved from 6/7/05 at appl. req.)
- EP
Admin.
Moved to
11/8/05 at
appl. req.

- 9:30 A.M. BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, and 6/28/05 at appl. req.)
JC
Admin.
Moved to 12/20/05 at appl. req.
- 9:30 A.M. HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, and 6/28/05 at appl. req.)
JC
Admin.
Moved to 12/20/05 at appl. req.
- 9:30 A.M. NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, and 6/28/05 at appl. req.)
JC
Admin.
Moved to 12/20/05 at appl. req.
- 9:30 A.M. JOHN L. MORRIS, A 2005-BR-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing outdoor storage on the property, which exceeds allowable total area, in violation of Zoning Ordinance provisions. Located at 6021 Greeley Bv. on approx. 11,452 sq. ft. of land zoned PRC. Braddock District. Tax Map 79-4 ((7)) 58.
DJQ
Withdrawn
- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, 17B and 17C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, 10/26/04, 3/1/05, 4/12/05, and 7/26/05 at appl. req.)
DJQ
Admin.
Moved to 2/7/06 at appl. req.
- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, 10/26/04, 3/1/05, 4/12/05, and 7/26/05 at appl. req.)
DJQ
Admin.
Moved to 2/7/06 at appl. req.

- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, 10/26/04, 3/1/05, 4/12/05, and 7/26/05 at appl. req.)
- DJQ
Admin.
Moved to
2/7/06 at
appl. req.
-
- 9:30 A.M. ANTOINE S. KHOURY AND MRS. HIAM H. KHOURY, A 2004-MA-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have paved a portion of the front yard on property located in the R-4 District in excess of the allowable surface coverage under Zoning Ordinance provisions. Located at 7381 Rodeo Ct. on approx. 16,703 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((53)) 4. (Deferred from 4/19/05, 6/7/05, and 7/26/05 at appl. req.)
- MAT
Withdrawn

JOHN DIGIULIAN, CHAIRMAN